WARRANTY DEED

Karen Johnson Davidson County
Batch# 317022 DEEDWARR
11/18/2019 02:10:54 PM 2 pgs
Fees: $13.00 Taxes: $1,082.25

20191118-0118760

A-DC-19-593

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Austin Tran and Thai Nguyen	**Pinnacle Bank**	
(NAME)	(NAME)	**147-14-0-148.00**
24710 East Burnaby Circle	**PO Box 702726**	
(ADDRESS)	(ADDRESS)	
Rayford, TX 77373	**Dallas, TX 75370**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CASEY R. WHITT, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AUSTIN TRAN, UNMARRIED, AND THAI NGUYEN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 420 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, and amended in Book 3822, Page 71 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Casey R. Whitt, an unmarried man by Warranty deed from Spencer Charles Thomas, a married man and Gregory Thomas, a married man of record in Instrument No. 20170810-0082006 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 10, 2017. (Value of consideration shown in aforementioned deed $280,000.00.)

Being also known as 593 Hill Creek Drive Nashville, Tennessee 37211.

This conveyance is subject to:
- Taxes for the year 2020 and therafter, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 3600, Page 71 and amended in Book 3822, Page 71, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 3811, Page 978, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **593 Hill Creek Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 15th DAY OF NOVEMBER, 2019.

Casey R. Whitt

Casey R. Whitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CASEY R. WHITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of November, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212